of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Unable to obtain an additional 5 feet, as houses built on both sides of lots. All other lots in neighborhood are built on 50 foot lots. My daughter needs a house for her and her family and will not be able to build unless she uses this lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): GROMER (Type or Print Name) (Type or Print Name) (Type or Print Name) for Petitioner:

ORDERED By The Zoning Commissioner of Baltimore County, this

of __September____, 19_81__, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning November

Zoning Commissioner of Baltimore County.

Ter solar

6.1/2010

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

September 24, 1981

October 23, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #44, Zoning Advisory Committee Meeting, September 1, 1981, are as follows:

Property Owner: Viola Gromek Location: E/S Taylor Avenue 50' S/E of Virginia Avenue Acres: 50 X 145

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Very truly yours,

Current Planning and Development

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: ZAC Meeting of September 1, 1981

Dear Mr. Hammond:

baltimore county

STEPHEN E. COLLINS

department of traffic engineering

TOWSON, MARYLAND 21204

The Department of Traffic Engineering has no comment for items number 41 to 46.

Traffic Engineering Associate I

MSF/rlj

IJF/fth

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 3, 1981

Nicholas B. Commodari

UNTY OFFICE BLDG.

åll W. Chesapeuke Ave owson, Maryland 21204

MEMBERS

Department of

Traffic Engineering

Realth Department

roject Planning

ulding Department

bard of Education

oning Administration

durena of Engineering Viola Gromek 203 S. Taylor Avenue Baltimore, Maryland 21221

RE: Item No. 14 Petitioner - Viola Gromek Variance Petition

Dear M's. Gromek: State Roads Commission LiB crau of

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of the plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitabi ... of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Very truly yours, Noteta B. Commoderio

NICHOLAS B. CCL.ODARI, Chairman Zoning Plans Advisory Committee

NBC:mch

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammend, Zeming Commissioner TO Office of Flanning and Zoning

Date___September 1, 1931 FROM Ian J. Forrest

SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item #33 - Exxon Corporation

Item #36 - William S. and Shelby J. Morgart

Item #37 - Baltimore Gas and Electric Co.

Item #38 - William F. & Susan B. Fritz

Item #40 - Joseph R. & Evelyn M. Deady Item #41 - Jack W. & Mary J. Fisely

Item #43 - Castlemen/Finkelstein Venture

/Item #44 - Viola Gromek

Item #45 - William & Evelyn Comotto

160 Ian J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time. Planning Group Approved: Fire Prevention Bureau

Special Inspection Division

Fire Prevention Bureau

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS

September 22, 1981

Re: Item #44 (1981-1982)

The following comments are furnished in regard to the plat submitted to this office

for review by the Zoning Advisory Committee in connection with the subject item.

This property comprises Lots 2 and 3, Block "A" plat of "Section A, Essex",

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could

The Petitioner must provide necessary drainage facilities (temporary or permanent)

ROBERT A. MORTON, P.E., Chief Bureau of Public Services

result in a sediment pollution problem, damaging private and public holdings downstream

of the property. A grading permit is, therefore, necessary for all grading, including

to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to

This office has no further comment in regard to the plan submitted for Zoning

improper grading or improper installation of drainage facilities, would be the full

Advisory Committee review in connection with this Item 44 (1981-1982).

Property Owner: Viola Gromek

Acres: 50 x 145 District: 15th

E/S Taylor Avenue 50' S/E of Virginia Avenue

molasta Mortin Como

Zoning Agenda: Meeting of September 1, 1981

TOWSON, MARYLAND 21204

HARRY J. PISTEL P. E. DIPECTOR

Mr. William E. Hammond

County Office Building

Towson, Maryland 21204

recorded W.P.C. 3, Folio 15.

the stripping of top soil.

responsibility of the Petitioner.

Zoning Commissioner

Dear Mr. Hammond:

General:

RAM: EAM: FWR: SS

NE 1 G Topo

97 Tax Map

PAUL HIRENCHE CHIEF

Mr. William Hammond

Towson, Maryland 21204

Item No.: 44

Gentlemen:

Toning Commissioner

cc: Jack Wimbley I-SW Key Sheet 4 NE 27 Pos. Sheet

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204

Office of Planning and Zoning

Baltimore County Office Building

Attention: Nick Commodari, Chairman

Department of Public Works.

() 3. The vehicle dead end condition shown at

RE: Property Owner: Viola Cromek

Zoning Plans Advisory Committee

Location: E/S Taylor Avenue 50' S/E of Virginia Avenue

Pursuant to your request, the referenced property has been surveyed by this

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

EXCESDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

(X) 5. The buildings and structures existing or proposed on the site shall

Bureau and the comments below marked with an "X" are applicable and required

() 1. Fire hydrants for the referenced property are required and shall be

located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Protection

Association Standard No. 101 "Life Safety Code", 1976 Edition prior

to occupancy.

RECEIVI ORDER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211

District: 15th

This petition meets the requirements of the Division of Current Planning and De relopment.

.A..M.

NORMAN E. GERBER DIRECTOR

JLW:rh

Pursuant to the advertisement, posting of property, and public hearing on the petitic. and it appearing that strict compliance with the Baltimore County Zoning Regulations would/wantexant result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should/wood be granted.

partment of Public Works and the Office of Planning and Zoning.

RECEIVED |

Zoning Commissioner of Baltimore County BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nick Commodari

TO Date September 25, 1981

FROM Charles E. Burnham

Zouing livisory Committee

SUBJECT Meeting of September 1, 1981

ITEM NO. 41 ITEM NO. 42

ITEM NO. 42 Standard Comments
ITEM NO. 43 See Comments

/ ITEM NO. 44 ITEM NO. 45

ITEM NO. 46

See Comments

Standard Comments

See comments

Charles E. Burnham

Plans Review Chief

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond

TO Zoning Commissioner Date October 27, 1981

Norman E. Gerber, Director

SUBJECT Petition No. 82-115-A Item 44

FROM Office of Planning and Zoning

Petition for Variance
East side of Taylor Avenue, 50 feet Southeast of Virginia Avenue
Petitioner- Viola Gromek

Fifteenth District

HEARING: Tuesday, November 10, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerb & Director
Office of Planning and Zoning

NEG:JGH:ab

) st | 81

Mr. William E. Hammond Zoning Commissioner Room 109, County Office Building Towson, Maryland 21204

RE: Case No. 82-//5A

Building Permit Application
No. 40889 M/C

15 Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced nuilding permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder. Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Viola Gromsk

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland – 21204

Date: August 27, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: September 1, 1981

RE: Item No: 41, 42, 43, 44, 45, 45
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Mm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE

15th DISTRICT

ZONING:

Petition for Variance

LOCATION:

East side of Taylor Avenue, 50 feet Southeast of Virginia Ave.

DATE & TIME:

Tuesday, November 10,1981, at 9:30 A.M.

.....

Room 106, County Office Building, 111 W. Chesapeake Ave.,

PUBLIC HEARING: Room 106, of Towson, Ma

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit lot widths of 50 feet

instead of 55 feet (for lets 2 and 3)

The Zoning Regulation to Le excepted as follows:

Section 1B02.3. C. 1 - Minimum lot widths in a D. R. 5. 5 Zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Viola Gromek, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 10, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE E/S of Taylor Ave., 50'

: BEFORE THE ZONING COMMISSIONER

SE of Virginia Ave., 15th District : CF BALTIMORE COUNTY

VIOLA GROMEK, Petitioner : Case No. 82-115-A

ORDER TO EINTER APPEARANCE

::::::

ORDER TO EINTER APPEARAN

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 29th day of October, 1781, a copy of the foregoing Order was mailed to Viola Gromek, 203 S. Taylor Avenue, Baltimore, Maryland 21021, Petitioner; and Albert T. Rayner, 1536 Schacks Road, Bel Air, Maryland 21014, who requested notification.

John W. Hessian, III

VARIANCE DESCRIPTION

Beginning at a point of the east side of Taylor Avenue, 50' southeast of Virginia Avenue and known as lot 2 and 3, block A of the plat of "Essex" and recorded among the land records of Ballimore County in Plat Book 3, Folio 15.

Also known as 205 South Taylor Avenue.



November 2. 1981

WILLIAM E. HAMMOD ZONING COMMISSIMER

Mr. Albert T. Rayner 1536 Schucks Road Bel Air, Maryland 21014

Petition for Variance E/a Taylor Ave., 50' SE of Virginia Ave. Viola Gromek - Petitioner Case #82-115-A

Dear Mr. Rayner:

This is to advise you that ___\$43.13 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Zoning Commissioner

Very truly (yours,

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 102608

ACCOUNT 01 - 662

AMOUNT \$43.13 FROM Albert T. Rayner

FOR Posting & Advertising of Case #82-115-A (Gromek)

34009th 9 43.13m VALIDATION OR SIGNATURE OF CASHIER

> September 15, 1981 205 South Taylor Ave. Baltimore, MD 21221

William Hammond Zoning Commissioner County Office Building-1st Tloor 111 West Chesapeake Avenue Towson, MD 21204

Dear Mr. Haumond:

I am awaiting a date for a special exception hearing reparding a home I plan to have built at 203 South Taylor Avenue, Essex, MD.

At the time of my original decision to build this home on a lot I have owned for a long period of time, I had no idea that a change in the law would prohibit this without a special exception. Not anticipating any problems, I made application to the bank for a loan which was approved. Unfortunately, soon after this, I found that I would not be able to begin construction because the lot is 50 feet wide, and current specifications call for a lot with a minimum of a 60 foot frontage.

This has and is creating quite a hardship for me because I am now forced to make \$500.00 a month mortgage payments with no date in sight for a hearing and ruling on issuance of a permit to build.

Would it be possible to expedite the date for the hearing and set it as soon as possible?

Any help you could render would be greatly appreciated.

Sincerely yours,

VIOLA GROMEK (Mrs.)

Mr. Alvert T. Rayner 1536 Schucks Road Bel Air, Maryland 21014

October 15, 1981

NOTICE OF HEARING

Petition 10r Variance E/s Taylor Ave., 50' SE of Virginia Ave. Viola Gromek - Petitioner Case #82-115-A Item 44

9:30 A.M. Tuesday, November 10, 1981 at 9:30 A.M. PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUF,

Ms. Viola Gromek 203 S. Taylor Avenue Baltimore, Maryland 21221

203 S. Taylor Avenue

Baltimore, Maryland 21221

of September 1981,

Petitioner's Attorney

PETITION FOR VARIANCE 15th DISTRICT

ZONING: Petition for Variance LOCATION: East side of Taylor Avenue, 50 feet Southeast of Vir-

ginia Ave.

DATE & TIME: Tuesday, November
10, 1961 at 9:30 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Cacapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a pub-

Baltimore County, will hold a public hearing!
Petition for Variance to permit lot widths of 50 fest instead of 55 feet (for lots 2 and 3)
The Zoning Regulation to be excep 1 as follows:
Section 1802.3.C.1 — Minimum lot widths in a D.R. \$5. Zone.
All that parcel of land in the Fifteenth District of Baltimore County Beginning at a point of the east side of Taylor Avenue, 50 southeast of Virginia Avenue and known as lot 2 and 3, block A of the plat of "Essex" and recorded among the land records of Baltimore County in Plat Book 3, Folio 15.
Also known s 205 South Taylor Avenue.

Avenue.

Being the property of Viola Gro-

Being the property of Viola Gromek, as shown on plat plan filed
with the Zoning Department
Hearing Date: Tuesday, November 10, 1981 at 9:30 / M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner of

Zoning Commissioner of Baltimore County.

Viola Gromek

TOWSON, MARYLAND

BALLIMORE COUNTY

an Company of the property of the state of the state of motion of the property of the property

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building

TO STAND TO SO TO

111 W. Chesapeake Avenue

Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day

November 17, 1981

Ms. Viola Gromek 203 South Taylor Avenue Baltimore, Maryland 21221

> RE: Petition for Variances E/S of Taylor Avenue, 50' SE of Virginia Avenue - 15th Election District Viola Gromek - Petitioner NO. 82-115-A (Item No. 44)

Dear Ms. Gremek:

a have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Albert T. Rayner 1536 Schucks Road Bel Air, Maryland 21014

> John W. Hessian, III, Esquire People's Counsel

> > 82-115-9

Petition for

Variance

15TH DISTRICT

TOWSON, MD., intober 22 , 19 81 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JFFFERSONIAN, a weekly newspaper printed and published in "owson, Baltimore County, Md., oncecinoseachs xer one time xerecoscivexxeres before the __lotb____ day of _____November___, 19_81_, the first publication appearing on the 22nd ____ day of ____ October___

Skilvanty Stepen

Nicholas B. Commodari Chairman, Zoning Plans

Advisory Committee

WILLIAM E. HAMMOND

CERTIFICATE OF PUBLICATION

Zoning Commissioner

THE JEFFERSONIAN,

Cost of Advertisement, \$______

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

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ocation of property: 57/5 ocation of Signs: 22.1	Talon 1	ے ر ^ی ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔ ۔	196	
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Secretion of Signs: 22.1		i picoly	<u> </u>	. jl. i
emarks:	1. Town		10/30/3	

The state of the s

ZONING: Petition for Variance LOCATION: East side of Taylor Avenue, 50 feet day, November 10, 1981, at 9:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesa-peake Ave., Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petiti a for Variance

to permit let widths of 50 feet instead of 55 feet (for lete 2 and 3)

The Zoning Regulation to be excepted as follows:

Section 1 R62 3 C.) - Minimum lot widtes in a D.R. | Being the property of Vi 5.5. Zone
All that percel of land in the Fifteenth District of Zoning Department. Beginning at a point of November 10, 1981 at 9 the east side of Taylor A M. Avenue, 50 southeast of Public Hearing: Roo Virginia Avenue and 106, County Office Build known as lot 2 and 3, block
A of the plat of "Essex"

A venue, Towson and recorded among the Maryland. land records of Baltimore BY ORDER)F County in Plat Book 3, Fo-William E. Hammond

Zoning Commissioner

of Baltimore Counts

Also known as 205 South

727.

This	is to Certify, That t	the a
Jehr	<u></u>	

was inserted in Ote	_	-
and published in Ba	altimore County, o	
_	altimore County, o	-
and published in Ba	altimore County, or	nce _ su

200 No. 44 September 15, 1981 205 South Taylor Ave. Baltimore, MD 21221

William Hammond Zoning Commissioner County Office Building-lst Floor 111 West Chesapeake Avenue Towson, MD 21204

Dear Mr. Hammond:

I am awaiting a date for a special exception hearing regarding a home I plan to have built at 203 South Taylor Avenue, Essex, MD.

At the time of my original decision to build this home on a lot I have owned for a long period of time, I had no idea that a change in the law would prohibit this without a special exception. Not anticipating any problems, I made application to the bank for a loan which was approved. Unfortunately, soon after this, I found that I would not be able to begin construction because the lot is 50 feet wide, and current specifications call for a lot with a minimum of a 60 foot frontage.

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Would it be possible to expedite the date for the hearing and set it as soon as possible?

Any help you could render would be greatly appreciated.

Sincerely yours,

VIOLA GROMEK (Mrs.)

PETITION	MA	MAPPING		PROGRESS		SHEET				
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
1011011011	date	Ьу	date	by	date	by	date	bv	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline						/,				
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: 677					ed Pla e in ou		or desc	riptio		
Previous case:			Ŋ	Map #		/*****	_			.NO

A LEAD TO THE PROPERTY OF THE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue

lowson, N	Maryland 21204		
Your Petition has been received this		An	, 198/ . #
Filing Fee \$ 25	Received:	Check	
		Cash	
	2	Other	ન

			Other
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 191659	E. Hammond, Zoning Commissioner
DATE 10/13/81	ACCOUNT_	01-662	d by
	AMOUNT_	\$25.00	f the Petition for assignment of a

	Raymore			
		#82-115-A	(Gromek)	
FOR		 		

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VALIDATION OF SIGNATURE OF CASHIER







